

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

In Re:	Case No.:	<u>19-12210</u>
Walsh, Rose M.	Chapter:	<u>7</u>
	Judge:	<u>KCF</u>

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**NOTICE OF PROPOSED ABANDONMENT**

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Daniel E. Straffi, Trustee in this case proposes to abandon property of the estate described below as being of inconsequential value. If you object to the abandonment, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party named below not later than 7 days before the hearing date.

Address of the Clerk: 402 East State Street  
Trenton, NJ 08608

If an objection is filed, a hearing will be held before the Honorable Kathryn C. Ferguson on July 7, 2020 at 10:00 a.m. at the United States Bankruptcy Court, Courtroom no. 2. (Hearing date must be at least 28 days from the date of this notice). If no objection is filed, the abandonment shall take effect on entry by the clerk of a Certification of No Objection.

Description and value of property: 719 7th Street  
Union Beach, NJ  
FMV - +/- \$ 224,000.00

Liens on property: PNC Bank- \$ 146,911.51  
  
Plus 10% Estimated Costs of Sale

Amount of equity claimed as exempt: \$23,675.00

Objections must be served on, and requests for additional information directed to:

Name: Daniel E. Straffi, Esq.  
Address: 670 Commons Way Toms River, NJ 08755  
Telephone No.: 732-341-3800

## Certificate of Notice Page 2 of 3

United States Bankruptcy Court  
District of New JerseyIn re:  
Rose M Walsh  
DebtorCase No. 19-12210-KCF  
Chapter 7**CERTIFICATE OF NOTICE**

District/off: 0312-3

User: admin  
Form ID: pdf905Page 1 of 2  
Total Noticed: 31

Date Rcvd: Jun 02, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jun 04, 2020.

db  
518165224 +Rose M Walsh, 719 7th Street, Union Beach, NJ 07735-2565  
518165225 +Air Experts, 727C 17th Ave, Lake Como, NJ 07719-5215  
518165225 +Best Buy, POB 790441, Saint Louis, MO 63179-0441  
518006566 +Capital One NA, c/o The Bureaus Inc., 650 Dundee Rd, Ste 370, Northbrook, IL 60062-2757  
518160758 Capital One, N.A., c/o Becket and Lee LLP, PO Box 3001, Malvern PA 19355-0701  
518165227 Costco/Capital One, POB 5893, Carol Stream, IL 60197-5893  
518165228 +Home Depot, POB 790328, Saint Louis, MO 63179-0328  
518165229 +Meridian Health, c/o Keystone Financial Services, POB 730, Allenwood, NJ 08720-0730  
518165230 #+Navesink Medical Associates, 150 Cherry Tree Farm Road, Middletown, NJ 07748-1318  
518359285 +PNC Bank, N.A., P.O. Box 94982, Cleveland, OH 44101-4982  
518006569 +Pnc Mortgage, Attn: Bankruptcy, 3232 Newmark Drive, Miamisburg, OH 45342-5433  
518165232 +The Bureaus Inc, Attn: Bankruptcy, 650 Dundee Rd. Ste 370, Northbrook, IL 60062-2757  
518020512 +The Bureaus, Inc., c/o of PRA Receivables Management, LLC, PO Box 41021, Norfolk, VA 23541-1021  
518006572 +Union Beach Sewer Department, 650 Poole Ave #1, Union Beach, NJ 07735-3044  
518006573 +Union Beach Tax Collector, 650 Poole Ave #3, Union Beach, NJ 07735-3044  
518006574 +Wells Fargo Dealer Services, Attn: Bankruptcy, Po Box 19657, Irvine, CA 92623-9657

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

smg E-mail/Text: usanj.njbankr@usdoj.gov Jun 02 2020 23:35:48 U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534  
smg +E-mail/Text: ustpregion03.ne.ecf@usdoj.gov Jun 02 2020 23:35:44 United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235  
518015645 +E-mail/PDF: acg.acg.ebn@americaninfosource.com Jun 02 2020 23:40:44 BMW Bank of North America, AIS Portfolio Services, LP, 4515 N Santa Fe Ave. Dept. APS, Oklahoma City, OK 73118-7901  
518034644 E-mail/PDF: ais.bmw.ebn@americaninfosource.com Jun 02 2020 23:40:51 BMW Financial Services NA, LLC, P.O. Box 3608, Dublin, OH 43016  
518006565 E-mail/PDF: ais.bmw.ebn@americaninfosource.com Jun 02 2020 23:40:47 Bmw Financial Services, Attn: Bankruptcy Department, Po Box 3608, Dublin, OH 43016  
518034209 +E-mail/PDF: PRA\_BK2\_CASE\_UPDATE@portfoliorecovery.com Jun 02 2020 23:41:27 Bureaus Investment Group Portfolio No 15 LLC, c/o PRA Receivables Management, LLC, PO Box 41021, Norfolk VA 23541-1021  
518165226 +E-mail/PDF: AIS.cocard.ebn@americaninfosource.com Jun 02 2020 23:42:06 Capital One, Attn: Bankruptcy, POB 30285, Salt Lake City, UT 84130-0285  
518157677 E-mail/Text: JCAP\_BNC\_Notices@jcap.com Jun 02 2020 23:35:59 Jefferson Capital Systems LLC, Po Box 7999, Saint Cloud Mn 56302-9617  
518006567 E-mail/Text: JCAP\_BNC\_Notices@jcap.com Jun 02 2020 23:36:00 Jefferson Capital Systems, LLC, Po Box 1999, Saint Cloud, MN 56302  
518006568 +E-mail/Text: bncnotices@becket-lee.com Jun 02 2020 23:34:53 Kohls/Capital One, Kohls Credit, Po Box 3120, Milwaukee, WI 53201-3120  
518179179 E-mail/PDF: PRA\_BK2\_CASE\_UPDATE@portfoliorecovery.com Jun 02 2020 23:41:25 Portfolio Recovery Associates, LLC, c/o Best Buy, POB 41067, Norfolk VA 23541  
518162815 E-mail/PDF: PRA\_BK2\_CASE\_UPDATE@portfoliorecovery.com Jun 02 2020 23:40:45 Portfolio Recovery Associates, LLC, c/o The Home Depot, POB 41067, Norfolk VA 23541  
518006570 +E-mail/PDF: PRA\_BK2\_CASE\_UPDATE@portfoliorecovery.com Jun 02 2020 23:41:25 Portfolio Recovery, Po Box 41021, Norfolk, VA 23541-1021  
518131841 E-mail/Text: bnc-quantum@quantum3group.com Jun 02 2020 23:35:38 Quantum3 Group LLC as agent for, JH Portfolio Debt Equities LLC, PO Box 788, Kirkland, WA 98083-0788  
518165231 +E-mail/Text: bnc-capio@quantum3group.com Jun 02 2020 23:35:42 Riverview Medical Center, c/o CF Medical LLC, 2222 Texoma Parkway Suite 150, Sherman, TX 75090-2481

TOTAL: 15

\*\*\*\*\* BYPASSED RECIPIENTS (undeliverable, \* duplicate) \*\*\*\*\*

518006571\* +Portfolio Recovery, Po Box 41021, Norfolk, VA 23541-1021

TOTALS: 0, \* 1, ## 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

Addresses marked '#' were identified by the USPS National Change of Address system as requiring an update.  
While the notice was still deliverable, the notice recipient was advised to update its address with the court immediately.

District/off: 0312-3

User: admin  
Form ID: pdf905

Page 2 of 2  
Total Noticed: 31

Date Rcvd: Jun 02, 2020

\*\*\*\*\* BYPASSED RECIPIENTS (continued) \*\*\*\*\*

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Jun 04, 2020

Signature: /s/Joseph Speetjens

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## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on June 2, 2020 at the address(es) listed below:

Albert Russo on behalf of Trustee Albert Russo docs@russotrustee.com  
Daniel E. Straffi bktrustee@straffilaw.com,  
G25938@notify.cincompass.com;familyclient@straffilaw.com;bktrustee@straffilaw.com;dstraffi@ecf.axiosfs.com  
Daniel E. Straffi on behalf of Trustee Daniel E. Straffi bktrustee@straffilaw.com,  
G25938@notify.cincompass.com;familyclient@straffilaw.com;bktrustee@straffilaw.com;dstraffi@ecf.axiosfs.com  
Paul N. Mirabelli on behalf of Debtor Rose M Walsh pmirabelli@verizon.net,  
n.pr72254@notify.bestcase.com  
Rebecca Ann Solarz on behalf of Creditor PNC BANK, NATIONAL ASSOCIATION  
rsolarz@kmlawgroup.com  
U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 6